



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**256 Cedarpark Drive SW**  
**Calgary, Alberta**

**MLS # A2262983**



**\$459,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Vac system cannister only

Welcome to this 1,247 sq. ft. bungalow featuring a double attached garage and endless potential. In original condition, this home is the perfect opportunity for renovators, investors, or anyone eager to add their own style and value. The main floor offers a bright, functional layout with three spacious bedrooms, including a 3-piece ensuite in the primary. A formal dining room provides space for family gatherings, while the sunken living room creates a warm and inviting atmosphere with its brick wood-burning fireplace—the perfect spot to relax on cool evenings. A partially developed lower level includes another 3-piece bath, spacious bedroom and room to develop a rec room, media room or hobby space. With solid bones and in the desirable community of Cedarbrae, this property is a fabulous opportunity to get in at ground-level pricing!!!